



952-896-6711 *direct*
952-842-1749 *fax*
toneill@larkinhoffman.com

Areas of Law

Construction and Surety
Construction Litigation
Environmental Regulations
Land Use
Litigation
Real Estate
Real Estate Litigation
Telecommunications

Bar Admissions

South Dakota, 2012
Wisconsin, 2008
Minnesota, 1997
U.S. District Court, Minnesota
U.S. District Court, South Dakota
U.S. District Court, Nebraska
U.S. Court of Appeals, 7th Circuit
U.S. Court of Appeals, 8th Circuit

Education

Hamline University School of Law, St. Paul,
MN, 1997 J.D., *cum laude*

Centenary College of Louisiana, Shreveport,
LA, 1994 B.A., *summa cum laude*

- Major: Political Science
- Minors: Psychology and Sociology

Certifications

Minnesota State Bar Association Board
Certified Real Property Specialist

Honors

Best Lawyers in America®,
Land Use & Zoning Law, 2020-present

Super Lawyer®, *Super Lawyers magazine*,
2014-present

Rising Star®, *Super Lawyers magazine*,
2005-2012

Larry A. Bakken Scholarship Award, 1997
Hamline Journal of Public Law & Policy,
1995-1997

Tamara O'Neill Moreland

Tamara O'Neill Moreland advises clients on complex litigation involving land use, environmental issues, construction, real estate and appellate advocacy. For over 20 years, she has litigated cases to successful conclusions against city and state agencies in state and federal court and successfully handled a wide variety of appeals. Tamara is a Minnesota State Bar Association Board-Certified Real Property Specialist, was named to Best Lawyers in America in 2020-present for Land Use and Zoning Law and has been chosen by her peers as a Super Lawyer for many years. At Larkin Hoffman, Tamara serves as the firm's Ethics Counsel and as a member of the Board of Directors. Tamara was previously Chair of the Professional Development Committee and founder and Chair of the Diversity Committee.

Representative Experience:

- Represented homeowners with a failing slab on grade home, reaching a settlement that required the builder to buy the home back from the homeowners and pay damages.
- Represented Minneapolis landlords in action to declare the Minneapolis ordinance unconstitutional.
- Successfully defended a landowner from a claim for a prescriptive easement during a court trial.
- Represented a senior care facility in defending claims by residents attempting to prevent the facility's expansion.
- Represented a subcontractor in a mechanic's lien dispute concerning a 16-site project, negotiating for payment of 98% of the value of the liens.
- Represented property owners in a dispute to enforce easement rights, requiring their neighbors to comply with private road and private driveway easement requirements.
- Represented a business in an action by a former employee who attempted to take customers from the business and use a substantially similar name, retaining the client's name rights and its customers.
- Represented a senior care facility in challenging a city's denial of a conditional use permit necessary to expand the facility.
- Represented a supplier who was not paid for its products by a large retailer, obtaining a 1.6 million dollar settlement.
- Represented a restaurant owner who was being sued for a substantial share of the business and the business's name, reaching a settlement returning ownership and exclusive rights to the name.